

The Bureau

Construction of an office building in the Ankorondrano business district, an area undergoing significant development.

CLIENT

First Immo

TEAM

Patriarche (Architecture, Interior Architecture, Landscape, Urban Planning, Prefiguration, QEB, BIM, Engineering, Cost Management)

Partners :

Integrale Engineering, Jary (local architect)

Credits : @Patriarche

KEYPOINTS

Seven-story building.

Vertical sun-shading fins.

Open and flexible office floors.

SUSTAINABILITY

Bioclimatic facades: high performance glazing, dynamic solar protections.

Located in the strategic Ankorondrano–Andraharo–Masay area of Antananarivo, this project is part of a territory undergoing major transformation, recognized as one of Madagascar's key economic hubs. The site benefits from a strong development momentum, marked by an increasing concentration of tertiary activities and the gradual improvement of urban infrastructure.

The project addresses a dual ambition:

- To offer a contemporary, high-performance working environment suited to the needs of both local and international companies.
- To align with a sustainable urban development approach by proposing an architecture that is functional, contextual, and respectful of its surrounding environment.

Typology
Offices

GFA
5 000 m²

Construction cost
5 M€

Location
Antananarivo, Madagascar

Status
In process

Attribution mode
Private



Architectural Intentions and Environmental Quality



The building is organized around a central core, the true backbone of the structure, which manages vertical circulation and frees up the office floors. These floors are designed to be open, flexible, and filled with natural light, enabling varied and scalable layouts according to user needs. The architecture establishes a strong relationship with the outdoors: balconies and terraces extend the workspaces, offering visual breathing spaces and areas for breaks, connected to the local climate.

In response to Antananarivo's climatic constraints, particularly intense sunlight, the project incorporates a bioclimatic façade:

- Vertical sun-shading fins on the façade, acting as a solar filter while expressing a rhythmic architectural design.
- High-performance glazing and dynamic solar protection, limiting heat gain while maximizing natural light.
- A building envelope designed to reduce energy loss and improve indoor thermal comfort.

The office spaces are complemented by living areas designed to enhance user well-being: gym, cafeteria...





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